

WISCONSIN DEPARTMENT OF REGULATION & LICENSING



Wisconsin Department of Regulation & Licensing Access to the Public Records of the Reports of Decisions

This Reports of Decisions document was retrieved from the Wisconsin Department of Regulation & Licensing website. These records are open to public view under Wisconsin's Open Records law, sections 19.31-19.39 Wisconsin Statutes.

Please read this agreement prior to viewing the Decision:

- The Reports of Decisions is designed to contain copies of all orders issued by credentialing authorities within the Department of Regulation and Licensing from November, 1998 to the present. In addition, many but not all orders for the time period between 1977 and November, 1998 are posted. Not all orders issued by a credentialing authority constitute a formal disciplinary action.
- Reports of Decisions contains information as it exists at a specific point in time in the Department of Regulation and Licensing data base. Because this data base changes constantly, the Department is not responsible for subsequent entries that update, correct or delete data. The Department is not responsible for notifying prior requesters of updates, modifications, corrections or deletions. All users have the responsibility to determine whether information obtained from this site is still accurate, current and complete.
- There may be discrepancies between the online copies and the original document. Original documents should be consulted as the definitive representation of the order's content. Copies of original orders may be obtained by mailing requests to the Department of Regulation and Licensing, PO Box 8935, Madison, WI 53708-8935. The Department charges copying fees. *All requests must cite the case number, the date of the order, and respondent's name as it appears on the order.*
- Reported decisions may have an appeal pending, and discipline may be stayed during the appeal. Information about the current status of a credential issued by the Department of Regulation and Licensing is shown on the Department's Web Site under "License Lookup." The status of an appeal may be found on court access websites at: <http://ccap.courts.state.wi.us/InternetCourtAccess> and <http://www.courts.state.wi.us/wscca>.
- Records not open to public inspection by statute are not contained on this website.

By viewing this document, you have read the above and agree to the use of the Reports of Decisions subject to the above terms, and that you understand the limitations of this on-line database.

Correcting information on the DRL website: An individual who believes that information on the website is inaccurate may contact the webmaster at web@drl.state.wi.gov

STATE OF WISCONSIN

BEFORE THE REAL ESTATE BOARD

IN THE MATTER OF THE DISCIPLINARY

PROCEEDINGS AGAINST

FINAL DECISION AND ORDER

WILLIAM J. KRATZKE,

LS9904223REB

RESPONDENT.

The parties to this action for the purpose of Wis. Stats. sec. 227.53 are:

*William J. Kratzke
PO BOX 71212
Shorewood, WI 53211*

*Wisconsin Real Estate Board
P.O. Box 8935
Madison, WI 53708*

*Department of Regulation and Licensing
Division of Enforcement
P.O. Box 8935
Madison, WI 53708-8935*

The parties in this matter agree to the terms and conditions of the attached Stipulation as the final disposition of this matter, subject to the approval of the Board. The Board has reviewed this Stipulation and considers it acceptable.

Accordingly, the Board in this matter adopts the attached Stipulation and makes the following:

FINDINGS OF FACT

1. William J. Kratzke ("Kratzke"), date of birth 1/29/59, is licensed in the State of Wisconsin as a real estate broker having license # 90-38336. This license was first granted to him on 8/20/86.
2. Kratzke's most recent address on file with the Department of Regulation and Licensing is PO BOX 71212, Shorewood, WI 53211
3. On or about January 26, 1996, Kratzke, was disciplined by the Metropolitan Association of Realtors of Milwaukee and Waukesha Counties, Ethics Hearing Panel. A copy of this Final Decision and Order of the Ethics Hearing Panel is attached hereto as **Exhibit A**, and incorporated herein by this reference.
4. This decision of the Ethics Hearing Panel resulted from a complaint filed by Joseph Bode, a consumer who purchased real estate listed with Kratzke.

CONCLUSIONS OF LAW

1. The Wisconsin Real Estate Board has jurisdiction to act in this matter pursuant to section 452.14, Wis. Stats.
2. The Wisconsin Real Estate Board is authorized to enter into the attached Stipulation pursuant to section 227.44(5), Wis. Stats.
3. Respondent William J. Kratzke has violated:
 - a. Section 452.14(3)(i) of the Wisconsin Statutes and sections RL 24.03(2)(a), 24.03(2)(b) AND 24.03(2)(c) of

the Wisconsin Administrative Code by Providing services which he is not competent to provide, by failing to act to protect the public against fraud, misrepresentation and unethical practices, and by failing to be knowledgeable regarding laws, public policies and current market conditions on real estate matters and failing to assist, guide and advise the buyer based upon these factors.

ORDER

NOW, THEREFORE, IT IS HEREBY ORDERED, that the attached Stipulation is hereby accepted.

IT IS FURTHER ORDERED, that the real estate license of Respondent William J. Kratzke, license # 90-38336, is hereby **Reprimanded**.

IT IS FURTHER ORDERED, that Respondent William J. Kratzke, within six months of the date of this Order, successfully complete the following course modules from the real estate salesperson's course at an educational institution approved by the Department of Regulation and Licensing:

- a. The two hour Contracts module RL 25.02(2)(a),
- b. The four hour Business Ethics module RL 25.02(2)(g), and
- c. The five hour Consumer Protection module RL 25.02(2)(h)

and submit proof of the same in the form of verification from the institution providing the education to the Real Estate Board, P.O. Box 8935, Madison, WI 53708-8935. None of the education completed pursuant to this requirement may be used to satisfy any continuing education requirements that are or may be instituted by the Board or the Department of Regulation and Licensing.

IT IS FURTHER ORDERED, that in the event Respondent William J. Kratzke fails to successfully complete the educational requirements within the time and in the manner as set forth above, then and in that event, and without further notice to the Respondent William J. Kratzke, his real estate license shall be suspended without further hearing and without further Order of the Board, and said suspension shall continue until further order of the Board.

IT IS FURTHER ORDERED, that Respondent William J. Kratzke, pay partial costs of \$300.00, within 30 days of the date of this Order by making payment of the same to the Department of Regulation and Licensing, P.O. Box 8935, Madison, WI 53708-8935.

IT IS FURTHER ORDERED, that in the event Respondent William J. Kratzke fails to pay the \$300.00 costs within the time and in the manner as set forth above, then and in that event, and without further notice to the Respondent William J. Kratzke, his real estate license shall be suspended without further hearing and without further Order of the Board, and said suspension shall continue until the full amount of said costs have been paid to the Department of Regulation and Licensing and his failure to pay the costs shall be considered a violation of this Order by the Board.

IT IS FURTHER ORDERED, that file 96 REB 082 be, and hereby is closed.

Dated this 22nd day of April, 1999.

WISCONSIN REAL ESTATE BOARD

By: James Imhoff

Attachment: Exhibit A